

SB583 - Housing and Community Development Financin

Uploaded by: Abigail Snyder

Position: FAV

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 Chevra Ahavas Chesed, Inc.
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 Suburban Orthodox Congregation
 Temple Beth Shalom
 Temple Isaiah
 Zionist Organization of America
 Baltimore District

Written Testimony

**SB483 - Housing and Community Development Financing Act of 2024
 Education, Energy, and the Environment Committee– February 22, 2024
 Support**

Background: Senate Bill 483 would establish the Maryland Community Investment Corporation as an independent unit to make investments in certain low-income communities; require the Corporation to apply for an allocation of federal new markets tax credits; and expand the eligible uses of the Strategic Demolition and Smart Growth Impact Fund to include grants and loans for debt payments and for credit enhancement for certain projects.

Written Comments: The Baltimore Jewish Council represents The Associated: Jewish Federation of Baltimore and all of its agencies. This includes Comprehensive Housing Assistance Inc. (CHAI), a housing and community development agency that promotes stable communities for Jewish residents and their neighbors in Northwest Baltimore and other designated areas. Their many projects help create and maintain affordable housing; improve public spaces; encourage neighborhood investment; and enhance quality of life.

The need for affordable housing is far-reaching. Though the Maryland poverty rate has decreased 6.8% over the past 10 years, it still ranks among one of the higher poverty rates in the country. By establishing the Maryland Community Investment Corporation and requiring that it is responsible for many functions, including (but not limited to):

- Receiving, making, and facilitating qualified equity investments and financial assistance for low-income communities;
- Coordinating with other qualified community development entities to help ensure that low-income communities are receiving the maximum benefit of qualified equity investments;
- Making investments and financial assistance available to low-income communities; and
- Fostering inclusive and diverse entrepreneurship and innovation throughout the state, including initiative to raise awareness of programs that assist low-income communities,

We will truly set up a pipeline that will properly serve our low-income residents across the state.

For these reasons, the Baltimore Jewish Councils asks for a favorable report on SB483.

The Baltimore Jewish Council, a coalition of central Maryland Jewish organizations and congregations, advocates at all levels of government, on a variety of social welfare, economic and religious concerns, to protect and promote the interests of The Associated Jewish Community Federation of Baltimore, its agencies and the Greater Baltimore Jewish community.

SB483-HB0599 MCIC Testimony Final.pdf

Uploaded by: Adria Crutchfield

Position: FAV



100 North Charles Street, 2nd floor
Baltimore, Maryland 21201

410-223-2222
www.brhp.org

February 21, 2024

Senator Brian J. Feldman, Chair
Senator Cheryl C. Kagan, Vice Chair
2 West
Miller Senate Office Building
Annapolis, Maryland 21401

RE: Support for Senate Bill 483 – Maryland Community Investment Corporation –
Establishment (Housing and Community Development Financing Act of 2024)

Hearing before the Senate Education, Energy, and the Environment Committee on February
22, 2024

Position: Support (FAV)

Dear Honorable Members of the Senate Education, Energy and the Environment Committee,

We appreciate the opportunity to submit testimony on behalf of the Baltimore Regional
Housing Partnership (BRHP). I am writing to express our support for Senate Bill 483, the
Housing and Community Development Financing Act of 2024.

BRHP is a non-profit organization that expands housing choices for families with low incomes
who have historically been excluded from housing in well-resourced neighborhoods, helping
them to access and transition successfully to safe, healthy, and economically vibrant
communities. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP
has opened pathways to a better future for low-income families for over 10 years. BRHP
currently provides over 4,300 low-income families rental assistance in the form of the
Housing Choice Voucher and couples that with counseling supports for families as they move
from areas of concentrated poverty to areas of opportunity in Baltimore City and the five
surrounding counties. BRHP is dedicated to helping achieve racially and socially equitable
public policy that ensures low-income families have access to quality and affordable homes
in communities of their choice.

We would like to express our support for the Housing and Community Development Financing
Act (SB 483, HB 599), a critical piece of legislation that aims to strengthen Maryland's
financing tools for housing and community development.

The establishment of the Maryland Community Investment Corporation (MCIC) as a state
Community Development Entity marks an important step toward ensuring more investments

The Baltimore Regional Housing Partnership is an equal housing opportunity provider.





100 North Charles Street, 2nd floor
Baltimore, Maryland 21201

410-223-2222
www.brhp.org

in Maryland; currently, Maryland's existing CDEs have no obligation to invest within our state,

which can lead to missed opportunities for local development. By creating the MCIC, SB 483 ensures that federal funding available through the New Market Tax Credit is harnessed effectively for the benefit of Maryland residents. We appreciate the demonstrated effort towards investments in our neighborhoods, the potential for job creation, and, crucially, the development of affordable housing for low and middle-income families.

Furthermore, the proposed enhancements to the state's Strategic Demolition and Smart Growth Impact Fund are both timely and necessary. By expanding the eligible uses of the funds to include debt payment and credit enhancement, the bill aims to make redevelopment projects both more financially feasible and conducive to smart growth, ultimately working toward our shared goals of creating vibrant, livable communities. As leaders in the affordable housing field, BRHP recognizes the importance of strategic investments in housing and community development and believes this bill will help provide the tools and resources necessary to increase affordable housing options.

We urge the committee to pass this bill which will serve as a catalyst for positive change across our state. We believe this bill serves not only as an investment in our infrastructure, but also an investment in the quality of life for all Marylanders, regardless of income.

Thank you for your time and consideration.

Sincerely,

Adria Crutchfield, Executive Director



SB 483_Housing and Community Development Financing

Uploaded by: Angela Martin

Position: FAV



2/21/2024

Re: Support of SB 483 – Housing and Community Development Financing Act

Dear Honorable Chair Feldman and Members of the Education, Energy, and the Environment Committee,
I am writing on behalf of the Maryland Community Action Partnership (MCAP) to urge your support of SB 483 – Housing and Community Development Financing Act.

The Maryland Community Action Partnership (MCAP) is a statewide non-profit organization comprised of Maryland's 17 Community Action Agencies (CAAs), which collectively serve every Maryland county. Together, we work toward eradicating homelessness and poverty to realize our vision of ensuring that all Maryland families are stable, economically secure, and live in safe and thriving communities.

As the federally designated anti-poverty agencies serving Marylanders with low-incomes, the MCAP network of CAAs supports SB 483 because of its investment in low-income communities and its impact on the individuals and families that our network serves.

If passed, the bill would:

- Enhance Maryland's long-term financial investment in low-income communities through more dedicated staff and the award of competitive federal resources.
- Direct an estimated \$50 million in federal funding for community investment in Maryland through the creation of a Maryland Community Investment Corporation.
- Adjust the Strategic Demolition and Smart Growth Impact Fund allowable uses to enhance the ability of government agencies to finance housing and community development initiatives.

It is MCAP's position that this legislation will create an opportunity to address the staggering 96,000-unit shortage of housing in the State as well as the increasing unaffordability of available housing. With the income required to afford the median priced home jumping 56% to \$132,000 in a two-year period, the cost to purchase, or even rent a home has become insurmountable for many Marylanders. More than 52% of Maryland renters spend 30% or more of their income on housing related costs, with a quarter of renters spending more than 50% of their income on housing related costs. We must act now, and by creating additional opportunities to leverage federal funds to address this housing crisis, we can work together to create a pathway to stability and economic security in all Maryland communities.

If there is any additional information that I can provide for you as you consider this bill, I would be happy to help. You can contact me at amartin@maryland-cap.org, or by calling 205-757-0764.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Martin", with a long horizontal line extending to the right.

Angela Martin, Executive Director

MML-SB 483 - FAV.pdf

Uploaded by: Angelica Bailey Thupari

Position: FAV



Maryland Municipal League
The Association of Maryland's Cities and Towns

TESTIMONY

February 22, 2024

Committee: Senate Education, Energy, and the Environment

Bill: SB 483 - Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Position: Support

Reason for Position:

The Maryland Municipal League (MML) strongly supports Senate Bill 483, which is designed to utilize New Market Tax Credit federal funding to aid new development in low-income communities. The New Markets Tax Credit program provides municipalities with a valuable tool for promoting economic development, revitalizing distressed areas, and improving the quality of life for residents in underserved communities.

SB 483 also seeks to expand grants and loans to local governments from the Strategic Demolition and Smart Growth Impact Fund to assist in predevelopment activities. The Strategic Demolition and Smart Growth Impact Fund can provide municipalities with the resources and support they need to tackle blight, promote sustainable development, and create more resilient, thriving communities.

Safe and affordable housing is a fundamental component of a healthy, thriving community, and municipalities have a vested interest in promoting policies and initiatives that ensure housing affordability for all current and future residents. However, local governments often lack the resources to meet these vital needs. SB 483's funding expansions can lead to a significant positive difference in our communities.

For these reasons, the League respectfully requests that the committee provide Senate Bill 483 with a favorable report.

FOR MORE INFORMATION CONTACT:

Theresa Kuhns

Angelica Bailey Thupari, Esq.

Bill Jorch

Justin Fiore

Chief Executive Officer

Director, Advocacy & Public Affairs

Director, Public Policy & Research

Deputy Director, Advocacy & Public Affairs

Testimony-Anne Riggle-Senate Bill-0483, 2024, 2-22

Uploaded by: Anne Riggle

Position: FAV

February 22, 2024

To the Education, Energy & Environment Committee:

Subject: Testimony in Support of Senate Bill-0483 - Maryland Community Investment Corporation – Establishment (Housing and Community Development Financing Act of 2024)

I am Anne Riggle, Chief Executive Officer of City Life Historic Properties. I am here to express my strong support for Senate Bill-0483. This is an exciting Day! An opportunity to bring federal funding to the State of Maryland.

Since 2017, we have been collaborating with DHCD-Comptroller Brooke Lierman's team, and the Governor's staff. SB-0483 we enable the State to bring in the needed federal funding to help address our housing crisis. The Maryland Community investment Corporation can apply for New Markets Tax Credits (NMTCs) and other programs such as the Capital Magnet Fund and Technical Assistance Fund which will bring in further funding to the State.

I support Governor Wes Moore's statement----I like federal investments as part of the capital stack.

Since 2002, the CDFI Fund has allocated \$76 Billion in New Markets Tax Credit authority. Through this Bill, we can join other states who are receiving NMTCs. Top States/Cities who receive allocation are: Chicago Development Fund, Phoenix Development Fund, Los Angeles Development Fund, CA Statewide Community Development Fund and Dallas Development Fund.

The NMTC program has been vital in fostering economic development and revitalization in underserved communities across the United States. The economic impact of NMTC projects in Maryland cannot be understated. Since the program's inception in 2002, over \$3.8 Billion has been invested in more than 112 projects and businesses in Maryland; some of these projects are Remington Row, Hoen Lithograph, Casa De Maryland, and Lexington Market. Over 14,000 full-time jobs and 23,000 temporary constructions have been created. Additionally, over 16.7 million sq. ft. of real estate has been constructed or renovated using NMTCs. However, more could be done. Although CDEs in Maryland have been awarded over \$3.5B in NMTC allocation authority since 2002, less than 20% (\$0.7B) was placed in Qualified Low-Income Community Investments (QLICs) in Maryland. Setting up a state CDE means Maryland joins other States and Cities, such as Illinois, California, Dallas, and Phoenix, who apply for allocation and ensure all NMTCs awarded are placed in Qualified Low-Income Community Investments in their respective jurisdictions.

The Bill represents a critical step forward in the State's commitment to economic equity and community development. By supporting this Bill and the establishment of MCIC, the Senate will ensure that the State actively participates in the NMTC program and continue efforts towards the economic revitalization in underserved communities, fostering job creation, stimulating economic growth, and improving the quality of life for countless Marylanders.

I urge you to support Senate Bill 0483 and look forward to seeing its positive impact on communities in Maryland. Thank you for considering my testimony on this important matter.

SB0483 SPONSOR TESTIMONY.pdf

Uploaded by: Brad Fallon

Position: FAV



SPONSOR TESTIMONY

Senate Bill 483 - Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Dear Chair Feldman, Vice Chair Kagan, Distinguished Members of the Senate Education, Energy, and the Environment Committee,

One of my top priorities as Governor is addressing poverty in the State of Maryland. To make meaningful progress in this long standing challenge, we must ensure that we are leaving no resources on the table and utilizing all tools at our disposal in a strategic way. That is what Senate Bill 5483, the Housing and Community Development Financing Act of 2024, seeks to accomplish.

The bill can be broken down into two primary sections:

Establishment of the Maryland Community Investment Corporation (“MCIC”)

This section establishes a new Community Development Entity (“CDE”) to serve as an instrumentality of the state, the Maryland Community Investment Corporation.

CDEs are entities certified by the U.S. Treasury Department to make loans or investments that stimulate community development. The legal structure of these entities is determined by the Treasury, and they are funded through the New Market Tax Credit (NMTC). NMTCs are used primarily to fund commercial, industrial, community facility, and mixed-use real estate projects, as well as operating businesses located in qualifying low-income communities. NMTCs can subsidize approximately 15% to 20% of a project’s capital needs, usually in the form of low-interest, forgivable debt. CDEs sell the tax credits to investors with federal income tax liabilities, and use the funds raised by the tax credit sale to make debt or equity investments in entities located in qualified low-income communities.

NMTCs are allocated based on a competitive annual process. \$5 billion annually is currently dedicated to this program. On average, approximately 50% of the CDEs that apply in the competitive round receive NMTC allocations, with an average award of \$50 million. Once a CDE receives a NMTC award, it has five years to utilize it. The more quickly CDEs utilize their allocated tax credits, the stronger their argument is to receive new funding in the next competitive round.

Many public jurisdictions have established new entities that have become certified CDEs to directly channel federal investment in their communities. For example, the State of California has deployed \$253 million in federal NMTCs through their CDE. As required by the U.S. Treasury, the Corporation would be managed by a Board of Directors with a Chair picked from



among their membership. The proposed membership would include the Comptroller, the Secretary of Housing and Community Development, the Secretary of Commerce, and two members appointed by the governor representing nonprofit entities in the state and low-income communities.

[This interactive map](#) visualizes which census tracts are eligible for investments made by a Community Development Entity ("CDE") under the federal New Market Tax Credit program.

Alterations to Strategic Demolition and Smart Growth Impact Fund

This section of our legislation seeks to expand the eligible costs for which a grant or loan can be issued to a local government or community development organization under the Strategic Demolition and Smart Growth Impact Fund to include debt payments and credit enhancement.

Under current law, the purpose of the Fund is to provide grants and loans to assist in predevelopment activities, including interior and exterior demolition, land assembly, architecture and engineering, and site development for certain revitalization projects. This alteration to the Program is aimed at providing local governments and community development organizations an enhanced tool to promote development.

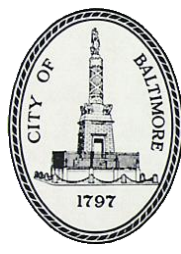
Taken together, these programs will help us to address the housing crisis and invest in low income communities across the State. For this reason, I respectfully request a favorable report on Senate Bill 483.

Sincerely,
Governor Wes Moore

SB0483-EEE-FAV-BMS.pdf

Uploaded by: Brandon Scott

Position: FAV



BRANDON M. SCOTT
MAYOR

*Office of Government Relations
88 State Circle
Annapolis, Maryland 21401*

SB0483

February 22, 2024

TO: Members of the Senate Education, Energy and Environment Committee

FROM: Mayor Brandon M. Scott, City of Baltimore

RE: Senate Bill 483 – Maryland Community Investment Corporation – Establishment
Housing and Community Development Financing Act of 2024

POSITION: Support

Chair Feldman, Vice Chair Kagan, and Members of the Committee, please be advised that the Baltimore City Administration (BCA) **supports** Senate Bill (SB) 483.

SB 483 would unlock new tools to strengthen Maryland communities and address the ongoing housing crisis by establishing the Maryland Community Investment Corporation (MCIC) and making alterations to the Strategic Demolition and Smart Growth Impact Fund.

BCA supports the expansion of the use of the strategic Demolition and Smart Growth Impact Fund to include debt payments and credit enhancements, which would be particularly impactful in Baltimore’s long-disinvested neighborhoods that are the focus of current revitalization efforts. The purpose of the Fund is to provide grants and loans to assist in predevelopment activities, including interior and exterior demolition, land assembly, architecture and engineering, and site development. By expanding the fund to include debt financing, the Maryland Department of Housing and Community Development (DHCD) will be able to increase its funding for acquisition, demolition, infrastructure, and stabilization efforts. In FY24, the Fund budget is \$25M (\$5M for statewide and \$20M for Project CORE in Baltimore City).

- **Acquisition**: As of December 11, 2023, the City only owns 6.6% of all registered vacant buildings in the City. The City has committed to using significant local dollars to continue to acquire and rehab vacant properties.
- **Demolition**: Vacant properties that have reached their useful life will be strategically demolished. These decisions will be made in partnership with our neighbors in these communities through Baltimore City’s DHCD’s block-level planning process.
- **Infrastructure**: Investing in vacant homes is not enough. The City must invest in the streets, sidewalks, and basic amenities of these neighborhoods in order to create thriving communities.

- **Stabilization:** Baltimore City’s DHCD is able to do significant rehabilitation to vacant properties, like replacing roofs and porches, particularly those that are at risk of harming occupied properties. These stabilization investments get properties rehabilitation ready as they go through the Acquisition and Developer Incentive pipeline.

Mayor Brandon M. Scott is poised to make the largest investment ever into Baltimore’s disadvantaged neighborhoods. In late 2023, the Scott Administration announced a comprehensive vacant housing reduction strategy, which will include the issuance of non-contiguous TIF Bonds, the revival of the Industrial Development Authority, and working with BUILD and the GBC to raise \$300 million from private investors and the philanthropic community. SB 483 would aid efforts already underway to support development in targeted areas of the City, some of which align with our focus areas.

- The City will issue non-contiguous TIF bonds in tranches using vacant houses across the City. If successful, these TIFs are expected to generate at least \$150 million over 15 years. This “Uptown TIF” will be the first time that a TIF has been used in this way in any City in the U.S.
- By resurrecting the dormant IDA, the City will be able to borrow an additional \$150 million that will be repaid by the economic activity generated by restored vacant properties. The IDA was created in the 1980s to help finance the redevelopment of our waterfront; now, it will be used to redevelop our neighborhoods.
- The City, alongside GBC and BUILD, will generate private and philanthropic investment to help rehab vacant homes, expand homeownership counseling, increase our homeowner repair grants program, and spur economic growth in our neighborhoods.

BCA is committed to working with the Governor and his Administration to continue to address Maryland’s housing crisis by unlocking new tools to promote affordable residential development. Expanding the eligible uses of the Strategic Demolition and Smart Growth Impact Fund to include grants and loans for debt payments and for credit enhancement for certain projects would provide Baltimore City and community development organizations additional ways to promote development. The benefits of this Bill will be seen on the ground in communities already targeted for investment in East Baltimore, West Baltimore, South Baltimore, and Park Heights.

SB 438 represents a targeted approach that will be particularly helpful in low-income communities, projects in sustainable communities or opportunity zones, and neighborhoods primed for revitalization. A number of key components of the legislation will enhance or expand acquisition, demolition, and stabilization efforts that are so desperately needed to create affordable housing opportunities for Baltimore families.

For these reasons, the BCA respectfully requests a **favorable** report on SB 438.

SB483_HousingCommunityDevelopmentFinancing2024_LOS

Uploaded by: Brian Sims

Position: FAV



Maryland
Hospital Association

February 22, 2024

To: The Honorable Brian J. Feldman, Chair, Senate Education, Energy, and the Environment Committee

Re: Letter of Support - Senate Bill 483 - Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Dear Chair Feldman:

On behalf of the Maryland Hospital Association's (MHA) member hospitals and health systems, we appreciate the opportunity to support Senate Bill 483, which would improve access to quality, affordable, and stable housing in Maryland—contributing to better health outcomes—and also boost economic growth for all Marylanders.

Maryland hospitals care for millions of people each year, around-the-clock. In addition to the care they provide, they evaluate factors inside and outside of their organizations to promote the health and the well-being of the populations they serve and the tens of thousands they employ. Hospitals are committed to addressing the social drivers of health, which includes housing.

The Department of Health and Human Services defines housing insecurity as high housing costs in proportion to income, poor housing quality, unstable neighborhoods, overcrowding, or homelessness.¹ As an important social determinant of health, housing security must be addressed when developing goals for accessibility or quality of care. Unstable housing can increase the risk of infectious or chronic disease and exacerbate previously existing health conditions.²

SB 483 will establish the Maryland Community Investment Corporation, which is tasked with facilitating greater investment in and representation from low-income communities in the state. This promotes community buy-in and greater understanding of the pressing issues that are preventing the community from reaching their full potential.

For these reasons, we request a *favorable* report on SB 483.

For more information, please contact:
Brian Sims, Vice President, Quality & Equity
Bsims@mhaonline.org

¹ Cutts, D. B., Meyers, A. F., Black, M. M., Casey, P. H., Chilton, M., Cook, J. T., Geppert, J., Ettinger de Cuba, S., Heeren, T., Coleman, S., Rose-Jacobs, R. Frank, D. A. (2011). US Housing insecurity and the health of very young children. *American journal of public health*, 101(8), 1508-14. Retrieved from: www.ncbi.nlm.nih.gov/pmc/articles/PMC3134514/

² Taylor, L. (2018). Housing and Health: An Overview of the Literature. *Health Affairs*. Retrieved from: <https://www.healthaffairs.org/doi/10.1377/hpb20180313.396577/>.

MLU written testimony - SB 483 - Housing and Commu

Uploaded by: Carlos Orbe, Jr.

Position: FAV



February 21, 2024

Position: SUPPORT

SB 483 - Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Education, Energy, and the Environment Committee:

Honorable members of the legislative body,

I write to you today on behalf of Maryland Latinos Unidos (MLU), a coalition of organizations, businesses, and individuals dedicated to supporting Latino and immigrant communities across our great state. Our mission is simple yet profound: to address the disparities and inequities faced by our Latino and immigrant brothers and sisters and to work tirelessly towards solutions through coordinated action.

It is imperative that we recognize the pressing need for equitable policies that uplift and empower marginalized communities. The Latino population in Maryland continues to grow, yet far too often, our communities face barriers to accessing essential services such as housing, healthcare, education, and economic opportunities.

Our proposed bill seeks to address these systemic challenges head-on. By championing equity and justice, we can harness the collective strength of our community to advocate for meaningful change. This bill encompasses a multifaceted approach, focusing on key areas of public policy, advocacy, convening, connecting, organizing, and capacity building.

First and foremost, our bill aims to track legislation and executive actions that impact Latino and immigrant communities, ensuring that their voices are heard and their needs are addressed at every level of government. We will advocate for social, economic, health, and environmental justice, promoting language access and fostering positive relations with law enforcement.

Furthermore, our bill emphasizes the importance of convening, connecting, and organizing efforts to address the specific concerns of Latino and immigrant communities, including housing insecurity, food insecurity, educational access, and economic opportunities. By amplifying

existing initiatives and scaling them up to statewide efforts, we can make tangible progress towards a more equitable future for all Marylanders.

Lastly, our bill prioritizes capacity building within Latino-serving nonprofits, providing them with the resources and support they need to effectively serve their communities. From technical assistance to grant writing to advocacy training, we are committed to empowering organizations to make a lasting impact.

In conclusion, I urge you to support this bill not just for the benefit of Maryland's Latino and immigrant communities, but for the betterment of our entire state. By working together in solidarity, we can build a more just and equitable Maryland for generations to come.

Thank you for your time and consideration. Together, we can make a difference. Muchas gracias.

Respectfully,
Carlos Orbe, Jr.
Communications and Public Affairs Specialist
Maryland Latinos Unidos

CSG Testimony on SB 483 Maryland Community Investm

Uploaded by: Carrie Kisicki

Position: FAV

February 22, 2024

The Honorable Brian J. Feldman
Chair, Education, Energy, and the Environment Committee

**SB 483 Maryland Community Investment Corporation - Establishment (Housing and
Community Development Financing Act of 2024) — Favorable**

Carrie Kisicki, Montgomery County Advocacy Manager

Dear Chair Feldman and Committee Members,

Thank you for the opportunity to testify. Please accept this testimony on behalf of the Coalition for Smarter Growth, the leading organization advocating for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the D.C. region to grow and provide opportunities for all.

Securing financing can be a major barrier to moving affordable housing and community development projects forward. This bill would create an innovative additional source of funding to support equitable community development and produce more of the housing that Maryland needs.

We are also excited about the possibility that federal New Market Tax Credits administered through the new state-owned investment corporation created by this bill could be used to support affordable homeownership opportunities—for which there are currently few sources of state support compared to affordable rental projects.

We urge you to support SB 483, and thank Governor Moore for putting this legislation forward.

Sincerely,



Carrie Kisicki
Montgomery County Advocacy Manager

SB0483_Housing_and_Community_Development_Financing

Uploaded by: Cecilia Plante

Position: FAV



TESTIMONY FOR SB0483

Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Bill Sponsor: President

Committee: Education, Energy, and the Environment

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of SB0483 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists, and our Coalition supports well over 30,000 members.

The housing market in Maryland has fallen way behind in building affordable housing, which has caused a housing crisis in the state. Solving this problem requires changes to zoning; encouragement of high-density, transit-oriented projects; as well as investment in the development of affordable housing.

This is a companion bill to HB0538 (Housing Expansion and Affordability Act of 2024), which seeks to expand affordable housing in the state by changing zoning laws and encouraging high-density, transit-oriented projects. The investment component of the housing solution is provided in this bill by creating the Maryland Community Investment Corporation, which would make loans or investments aimed at developing and improving communities.

It is anticipated that the Community Investment Corporation would direct an estimated \$50 million in federal funding to invest in community projects in the state.

We support this bill and recommend a **FAVORABLE** report in committee.

CDN SB483 FAVORABLE.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony SB 483
Education, Energy and Environment Committee
February 20, 2024
Position: FAVORABLE

Dear Chairman Feldman and Members of the Education, Energy and Environment Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland’s community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland’s urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

SB 483 - This legislation would set up a Community Development Entity (CDE) – the Maryland Community Investment Corporation to make investments in low-income communities; requiring the Corporation to apply for an allocation of federal new markets tax credits and expanding the eligible uses of the Strategic Demolition and Smart Growth Impact Fund to include grants and loans for debt payments and for credit enhancement for projects.

A CDE is a corporation or partnership that is an intermediary vehicle for the provision of loans, investments, or financial counseling in Low-Income Communities (LICs). Benefits of being certified as a CDE include being able to apply to the CDFI Fund to receive a New Markets Tax Credit (NMTC) allocation to offer its investors in exchange for equity investments in the CDE and/or its subsidiaries; or to receive loans or investments from other CDEs that have received NMTC allocations.

By some estimates, the City of Baltimore would require \$2.5 billion in order to address vacant property throughout the city. After more than 60 years of disinvestment, it will take \$125 million per year for the next 25 years to address the cities’ vacant housing crisis.¹ Meanwhile the cost of maintaining vacants is more than \$100 million per year and the lost tax revenue is estimated at least \$100 million per year.²

¹ https://rebuildmetro.com/wp-content/uploads/2023/02/ReBUILD-Metro_Whole-Blocks-Exec-Summ.pdf

² . <https://abell.org/publication/the-costs-of-baltimores-vacant-housing/#:~:text=In%20The%20Costs%20of%20Baltimore's,million%20in%20annual%20public%20expenses.>

A Maryland CDE would make it significantly easier to raise capital for Baltimore City and other areas of the state that need high amounts capital in order to reverse decades of disinvestment.

New Markets Tax Credits were designed to increase the flow of private sector capital to businesses, nonprofits, community facilities, and other important projects in the poorest communities in the U.S. Maryland has been missing out on the full power of these investments because without a public entity that can complete these transactions, the cost is very high. This entity can put that capital to work, financing everything from building homeownership to health clinics and childcare centers.

We urge your favorable report for SB 483.

Submitted by Claudia Wilson Randall, Executive Director

Comments on SB 483, Housing and Community Developm

Uploaded by: Dan Reed

Position: FAV



Chair Brian Feldman
and Members, Education, Energy, and the Environment Committee
2 West, Miller Senate Office Building
Annapolis, Maryland 21401

February 22, 2024

Dear Chair Feldman and Members of the Education, Energy, and the Environment Committee:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. **GGWash supports Senate Bill 483, the Housing and Community Development Financing Act**, which would create a new, innovative funding source for affordable housing and community development.


As written, this bill would establish the Maryland Community Investment Corporation, which would use federal new market tax credits to lend money for community development projects around the state, which include but aren't limited to affordable housing. Ironically, financing is a significant barrier to investment in the places where investment is needed most. By directing funds to these places, this bill would help generate much needed homes and economic opportunities.

We applaud Governor Moore and Secretary Day for their leadership on housing issues in Maryland, and urge the Education, Energy, and the Environment Committee to give this bill a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Regional Policy Director

The Washington, DC region is great  and it can be greater.

SB0483-EEE_MACo_SUP.pdf

Uploaded by: Dominic Butchko

Position: FAV



Senate Bill 483

Maryland Community Investment Corporation – Establishment (Housing and Community Development Financing Act of 2024)

MACo Position: **SUPPORT**

To: Education, Energy, and the Environment
and Budget and Taxation Committees

Date: February 22, 2024

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 483. This bill establishes the Maryland Community Investment Corporation and expands the uses of the Strategic Demolition and Smart Growth Impact Fund.

For the 2024 Maryland General Assembly Session, MACo has made it a priority – one of the Association’s four legislative initiatives – to *Advance Comprehensive Housing Solutions*. Much like climate change and sea level rise, the challenges surrounding affordable housing are vast and call for a large, multipronged effort. While in other policy areas, it may be easy to deduce a simple cause-and-effect relationship, housing is a complex web of multifaceted factors. Addressing challenges like workforce, financing, interest rates, broad economic trends, supply chain, and large out-of-state corporate interests – among many other obstacles – requires an all-hands-on-deck effort from policy makers at all levels.

MACo is working with sponsors to cross-file legislation to target several components of this crisis: abandonment/blight disincentives, corporate owner transparency, and short-term rental oversight. Additionally, under this initiative, counties will be supporting other pro-housing legislation which helps to advance the conversation, balances local flexibility, and ensures more Marylanders can afford a place to call home.

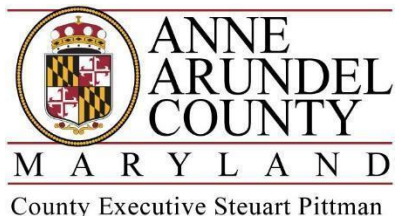
A major obstacle to unlocking additional housing production is financing. At the mercy of higher interest rates, state and county governments are limited in tools to offer more attractive financial incentives. If enacted, SB 483 would provide another “tool in the toolbox” by establishing the Maryland Community Investment Corporation. The Corporation would be tasked with using federal incentives, such as New Market Tax Credit, to offer more attractive financing for affordable housing development. Additionally, the bill broadens the flexibility of the Strategic Demolition and Smart Growth Impact Fund to include debt payments and credit enhancement.

A central element of the housing crisis is driven by financing, and SB 483 offers innovative approaches to enable more housing projects to become financially viable. For this reason, MACo urges the Committee to issue SB 483 a **FAVORABLE** report.

Anne Arundel County _FAV_SB483.pdf

Uploaded by: Ethan Hunt

Position: FAV



February 22, 2024

Senate Bill 483

Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Senate Education, Energy, and the Environment Committee

Position: FAVORABLE

Anne Arundel County **SUPPORTS** Senate Bill 483 – Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Senate Bill 483 will allow critical investments in low-income communities by establishing the Maryland Community Investment Corporation and will enhance efforts to ensure every community - regardless of zip code - has unfettered access to state and federal resources.

Anne Arundel County takes pride in valuing all of our residents and communities. Unfortunately, some pockets of our county experience challenges that require an all-hands-on-deck approach to solving. Senate Bill 483 would give local jurisdictions an additional tool to build up underserved areas by expanding the Strategic Demolition Fund, which seeks to create economic development and job growth. By doing so, we can better fund construction projects and spur redevelopment in areas that need it most, ensuring that no community is left behind.

Projects like Communities of Hope, which Anne Arundel County currently implements to serve high-poverty neighborhoods, will see a significant boost with the passage of this legislation. For all of these reasons, I respectfully request a **FAVORABLE** report on Senate Bill 483.

A handwritten signature in blue ink, appearing to read "Steuart Pittman".

Steuart Pittman
County Executive

Testimony - SB 483 - GLCountess.pdf

Uploaded by: Gregory Countess

Position: FAV



**Senate Bill 483
In the Senate Education, Energy and the Environment –
For the purpose of establishing the Maryland Community Investment Corporation
Hearing on February 22, 2024
Position: FAVORABLE**

Maryland Legal Aid (MLA) submits its written and oral testimony on SB 483 in response to a request from the Office of the Governor of Maryland, Wes Moore.

Senate Bill 483 is legislation that establishes the Maryland Community Investment Corporation to make investment in certain low-income communities.

MLA is a non-profit law firm that provides free legal services to the State's low-income and vulnerable residents. MLA handles civil legal cases involving a wide range of issues, including representing people and families struggling with housing and eviction. Many of our clients live in communities that would be served by the investments made by the corporation created by this legislation.

This legislation creates the vehicle through which communities, where low-income persons live, would be provided investment, in some cases through community created organizations, which would begin to address the widespread harm created by decades of disinvestment. Dilapidated housing, rents that are not affordable, healthcare access, food deserts, low home ownership rates, generational wealth disparities are among some of the harms impacting these communities. Structured as it is by this legislation, not only will the Board of the Community Investment Corporation, as constituted, bring together agency heads and representatives of affected communities, but it creates an entity uniquely fashioned to address these harms. SB 483 targets financing, New Market Tax Credits as well as debt payment and credit enhancement, which can create housing as well as commercial ventures that provide food, healthcare opportunities, affordable housing, business opportunities and jobs.¹

SB 483 is a step toward addressing years of misguided policies that have produced communities which ill-serve low-income people in Maryland. Maryland Legal Aid urges a favorable report.

Gregory Countess, Esq.
Director of Advocacy for Housing and Community Economic Development
Maryland Legal Aid
410 951 7687

¹ <https://www.ruralhealthinfo.org/funding/1198> and also
https://sbfriedman.com/sites/default/files/download/NMTC%20Guide%202018_1.pdf

SB483_DHCD_SUPPORT.pdf

Uploaded by: Jake Day

Position: FAV



WES MOORE
Governor
ARUNA MILLER
Lt. Governor
JACOB R. DAY
Secretary
JULIA GLANZ
Deputy Secretary

DATE: February 22, 2024

BILL NO.: Senate Bill 483

TITLE: Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

COMMITTEE: Senate Education, Energy, and the Environment Committee

Letter of Support

Description of Bill:

Senate Bill 483 establishes a community development entity called the Maryland Community Investment Corporation for the purpose of receiving and investing federal New Market Tax Credits and allows use of Strategic Demolition Fund resources for credit enhancement and debt service on government bonds, enabling expanded state investment in addressing vacant properties.

Background and Analysis:

Federal New Market Tax Credits, established in 2000 and administered by the Treasury Department, are primarily used to fund commercial, industrial, community facility, and mixed-use real estate projects, along with businesses located in qualifying low-income communities. About \$5 billion per year is currently allocated to the NMTC program.

Typically, community development entities (CDEs) act as intermediaries, competing for NMTC allocations and selling the tax credits to investors with federal tax liabilities. CDEs then use the funds from selling the tax credits, along with other public subsidies and private sector funds, to invest in development projects. Many jurisdictions across the country have established CDEs for this purpose, including the state of California, along with Chicago, Phoenix, Los Angeles, and Dallas. These CDEs have successfully channeled billions of dollars of federal investment into local communities, resulting in the construction of numerous major projects.

Creating a state sponsored CDE will give Maryland more mission and policy control over federal funding opportunities and allow it to work in concert with state funding programs. The Maryland Community Investment Corporation will be a crucial resource for channeling federal funds to Maryland communities.

Granting DHCD additional flexibility in the use of Strategic Demolition Fund money will be a key enhancement to the program. Expanding the allowable uses to include credit enhancements and debt payments will accelerate capital formation for program activity and will multiply the state's investment by an order of magnitude. This will enable greater and more efficient investment in revitalization projects, and the transformation of community liabilities into community assets.

DHCD Position:

The Department of Housing and Community Development respectfully requests a **favorable** report on SB 483.



Maryland Catholic Conference_FAV_SB483.pdf

Uploaded by: Jenny Kraska

Position: FAV



MARYLAND
CATHOLIC
CONFERENCE

February 22, 2024

SB 483

**Maryland Community Investment Corporation- Establishment (Housing and Community
Development Financing Act of 2024)**

Senate Education, Energy, and the Environment Committee

Position: Favorable

The Maryland Catholic Conference (MCC) offers this testimony in support of Senate Bill 483. The Catholic Conference is the public policy representative of the three (arch)dioceses serving Maryland, which together encompass over one million Marylanders. Statewide, their parishes, schools, hospitals, and numerous charities combine to form our state's second largest social service provider network, behind only our state government.

Senate Bill 483 would establish the Maryland Community Investment Corporation as an independent unit to make investments in certain low-income communities throughout the State.

This legislation presents an opportunity to significantly impact the lives of individuals and families living in low-income communities across Maryland. By establishing the Maryland Community Investment Corporation and expanding the eligible uses of the Strategic Demolition and Smart Growth Impact Fund, we can create pathways for economic empowerment, revitalization, and sustainable development in underserved areas.

Investing in low-income communities through initiatives like those proposed in this legislation not only fosters economic growth but also promotes human dignity and social inclusion. It provides residents with access to affordable housing, quality education, healthcare services, and employment opportunities – essential components for building thriving and resilient communities. By addressing barriers to financing and supporting projects that have the potential to transform neighborhoods, we can catalyze positive change and break the cycle of poverty.

The MCC appreciates your consideration and, for these reasons, respectfully requests a favorable report on Senate Bill 483.

SB0483.docx.pdf

Uploaded by: Jonathan Dayton

Position: FAV



Statement of Maryland Rural Health Association (MRHA)

To the Education, Energy, and the Environment Committee

Chair: Senator Brian Feldman

February 21, 2024

Senate Bill 0483: Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

POSITION: SUPPORT

Chair Feldman, Vice Chair Kagan, and members of the Education, Energy, and the Environment Committee, the Maryland Rural Health Association (MRHA) is in SUPPORT of Senate Bill 0483: Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Low-income communities are significantly disadvantaged and have significant health risks. According to (D'Alessandro & Appolloni, 2020), "It is evident that the theme of "housing and health" nowadays needs to be assessed with a multidisciplinary approach because of the complexity and wideness of its components. Moreover, it is clear that to guarantee good health standards today, direct political and administrative choices are indispensable to improve the overall conditions of the neighborhood and of the building. This is why we urge a favorable report.

*On behalf of the Maryland Rural Health Association,
Jonathan Dayton, MS, NREMT, CNE, Executive Director
jdayton@mdruralhealth.org*

SB 483- Housing Finance - FAV - REALTORS.pdf

Uploaded by: Lisa May

Position: FAV



Senate Bill 483 – Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Position: Support

Maryland REALTORS® supports efforts to increase the supply of housing options in Maryland through legislation like HB 483. This bill establishes the Maryland Community Investment Corporation and expands the Strategic Demolition Fund to fund economic development and new affordable housing options for state residents.

Maryland currently faces a shortage of nearly 150,000 housing units and growing, according to the National Low Income Housing Coalition. This shortage now impacts not just low-income residents, but also those of moderate incomes, young professionals, seniors, and working families. It encompasses both what has been traditionally considered as “affordable housing” but now also Missing Middle Housing types. What is more, these housing shortages are impacting our broader economy, as evidenced by the Comptroller’s 2023 State of the Economy report, which noted that Maryland’s economy is growing at just a fraction of our national rate.

Housing for those of lower incomes is among the hardest to produce and cannot be accomplished in the marketplace without significant funding and programmatic support. If adopted, this bill would efficiently direct federal tax dollars into areas of Maryland most in need of revitalization.

There is no single answer to this housing shortage. Rather, it will take many modest actions that when taken together begin to make a difference. Maryland officials at both the state and local levels will need to work closely with one another and seek new and innovative ways of providing the housing that our residents need. The status quo is no longer an option.

Maryland REALTORS® applauds efforts to ease our housing crisis and reduce our current 150,000-unit housing shortage. We ask for your support of House Bill 483.

For more information contact
lisa.may@mdrealtor.org or christa.mcgee@mdrealtor.org

SB0483 ACDS Support - Housing & Community Develop

Uploaded by: Lisa Sarro

Position: FAV



**SB0483 – Maryland Community Investment Corporation – Establishment
(Housing and Community Development Financing Act of 2024)**

**Hearing before the Education, Energy & Environment and Budget & Taxation Committees
February 22, 2024**

Position: SUPPORT (FAV)

SUPPORT: Arundel Community Development Services, Inc., (“ACDS”) urges this Committee to issue a **Favorable** report on SB0483, the Housing and Community Development Financing Act of 2024.

ACDS serves as Anne Arundel County’s nonprofit housing and community development agency, helping Anne Arundel County residents and communities thrive through the provision of safe and affordable housing opportunities, programs to prevent and end homelessness, and community development initiatives. As part of fulfilling this role, ACDS advises the County on issues related to affordable housing, develops housing and community development strategies for Anne Arundel County, and works with the County to support the development of safe, affordable housing for all County residents.

Like the rest of the State, Anne Arundel County has a housing crisis. With skyrocketing rents and continuously increasing home prices, we have a severe shortage of both rental and home ownership opportunities in the County, especially for low- and moderate-income residents. Despite the challenges, Anne Arundel County has long prioritized the housing needs of all its residents to ensure that Anne Arundel County is “the Best Place for All.” To that end, the County is tackling its housing crisis with a multi-faceted approach, enacting legislation to incentivize the development of affordable housing and minimize barriers to development, financially supporting the development of affordable housing, raising up communities most in need, and administering robust and effective eviction and homelessness prevention programs. However, even with all these efforts in full swing, *the bottom line is that we cannot effectively respond to the housing crisis without the availability of more affordable housing to meet the needs of our community.*

The use of tax credits to support the financing of low-income housing projects has been a particularly effective tool to attract developers and finance development loan packages in Anne Arundel County. This bill will create an additional, innovative, and entirely new pathway to obtaining tax credits for the development of affordable housing, which we anticipate will lead to a rapid increase in the development of new housing. Every possible tool in the affordable housing tool belt needs to be put into use to solve this crisis, and we firmly believe that this new financing mechanism will be a valuable and effective tool. The expectation that this program will be entirely self-sustaining within five years is an impressive bonus!

For the reasons noted above, ACDS urges the Committee to issue a FAVORABLE report on SB0483.

MBIA Letter of Support SB483.pdf

Uploaded by: Lori Graf

Position: FAV

February 19th, 2024

The Honorable Brian Feldman
Chairman, Education, Energy, and the Environment Committee
2 West Miller Senate Office Building
Annapolis, Maryland 21401

RE: SB483 - Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding the Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024). MBIA **Supports** the Act in its current version.

SB483 is a critical piece of legislation as it would create the Maryland Community Investment Corporation, which would make loans or investments aimed at developing and improving communities. We are in a housing crisis and on the verge of a major economic downturn if this issue is not addressed. Investing in economic development is more important than ever during times of retraction and downturn as communities strategize for business growth and resiliency. Economic developers and the programs they implement are an investment in growing and sustaining local economies.

This bill would channel federal funds into local communities, funding infrastructure for community-based projects helps to create since it can support projects that have multi-state or national benefits and ensure the and according to the Moore administration the creation of this program would direct an estimated \$50 million in federal funding to invest in community projects.

For these reasons, MBIA respectfully urges the Committee to give this measure **a favorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Education, Energy, and the Environment Committee

Testimony SB 483 - signed.pdf

Uploaded by: Mike Posko

Position: FAV

Testimony
SB 483
Education, Energy and the Environment
February 22, 2024

Dear Chair Feldman, and members of the committee:

For 40 years, Habitat for Humanity of the Chesapeake (HFHC) has been a catalyst for moving low-income families out of poverty toward more prosperous, stable futures through affordable homeownership. By bringing people together to build homes, communities, and inspire hope, we settled 798 families into energy-efficient, affordable homes with zero-interest mortgages. This positively impacted the lives of more than 3,000 partner family members (more than half of whom are children), involved more than 1,200 volunteers annually and impacted hundreds of other community residents who benefit from safer, more vital communities as homeownership rates increase.

During the next year, Habitat Chesapeake will work on 16 homes, some of them new construction, and rehabilitate properties that stand vacant or abandoned in Baltimore area neighborhoods including Milton-Montford, Sandtown, and Curtis Bay.

We know that homeownership is one of the most effective means for ensuring progress for first-time and first-generation homebuyers. It also provides tremendous benefit for our city and entire state.

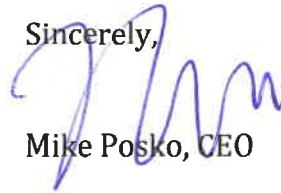
We understand that the potential for new sources of funding for financing homebuilding as a welcome addition to the “toolkit” that we have available to us as a State, as developers, as homebuilders. The need to increase our housing supply in Maryland is great, and the means to produce units that will work for a wide range of household AMI is crucial. The establishment of the Maryland Community Investment Corporation will add new means for leveraging dollars to make projects happen and develop units to achieve the goal of increasing housing supply in our state. HFHC has successfully used New Market Tax Credits in the past and looks forward to using them again in the future as long as another entity guarantees the recapture risk and supports our organization with reporting and compliance throughout the entire seven year compliance period.

Our work to ensure affordability for our homeowners, who fall within the 30-80% AMI for the region, is made possible through the support of State and City funding sources and private donations. We understand the benefit of having another funding source available to do the work of building homes. With the need for supply and the need for affordable homes

as high as it is right now, we applaud this effort to create a new funding stream within our state.

We favor enlarging access to affordable homeownership for low- to moderate-income homebuyers as an essential strategy for equitable revitalization. We hope that the Committee will look favorably upon this bill, as it may provide a real solution to some of the consistent problems of housing in Maryland.

Sincerely,



Mike Posko, CEO

SB483.pdf

Uploaded by: Mitchell Posner

Position: FAV

February 21, 2024

Senator Brian Feldman
Chair, Senate Education, Energy, and the Environment Committee
2 West
Miller Senate Office Building
Annapolis, MD 21401

Re: In Support of SB483: Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Dear Honorable Chair Feldman and members of the Education, Energy, and the Environment Committee,

I am writing on behalf of Community Assistance Network, Inc., (CAN), the designated anti-poverty Community Action Agency (nonprofit) serving Baltimore County and a committed advocate for community development and affordable housing initiatives. We have reviewed SB483, titled the "Housing and Community Development Financing Act of 2024," and we are pleased to express our enthusiastic support for this critical legislation.

In Baltimore County CAN operates the three largest homeless shelters, a Community Choice Pantry and assists hundreds of families a year avoid evictions. The lack of affordable housing is the number one stress on almost all of our clients (your constituents). Establishing the Maryland Community Investment Corporation as an independent unit to make investments in certain low-income communities via SB483 addresses key issues related to the availability of sufficient funding to enable affordability of housing in our communities. We believe this legislation will significantly contribute to the expansion of affordable housing options and foster sustainable growth. The provisions outlined in the bill align with our organization's mission of "Helping People. Changing Lives".

The specific provisions of SB483 that require the Corporation to apply for an allocation of federal new markets tax credits; expand the eligible uses of the Strategic Demolition and Smart Growth Impact Fund to include grants and loans for debt payments and for credit enhancement for certain projects that enable the financing of affordable housing projects are commendable steps toward removing barriers to affordable housing development.

We appreciate the forward-thinking approach of the bill. CAN firmly believes that SB483 represents a positive and necessary step towards ensuring that all members of our community have access to safe,



CAN

Community Assistance Network

Helping People. Changing Lives.

7900 E. Baltimore Street
Baltimore, MD 21224

affordable housing. We commend the bill's sponsors and urge approval of this legislation for the betterment of our clients and our larger community.

Thank you for your attention to this matter. We look forward to witnessing the positive impact that SB483 will have on affordable housing initiatives in our county and state.

Please feel free to contact me at mposner@canconnects.org or 410-336-8035 if you have any questions and/or need additional information.

Sincerely,

Mitchell Posner
Executive Director

HPP_SB481_SB483_SB484.pdf

Uploaded by: Paula Seabright

Position: FAV



The Howard Progressive Project is a grassroots-funded, diverse group of progressives living in Howard County, Maryland, whose mission is to build a more just and equitable Howard County through a multi-faceted approach to advocacy, organizing, and political engagement.

The Howard Progressive Project stands proudly with Governor Moore's push for affordable housing in Maryland. SB 481/HB 693, SB 483/HB 599 and SB 484/HB 538 address Maryland's issues with housing in uniquely beneficial ways.

Due to exclusionary zoning, we have created a state where housing has become unaffordable for tens of thousands of Marylanders. SB 484/HB 599 is one big step in the right direction to legalizing housing in certain parts of our state by removing restrictive zoning barriers. This will increase socioeconomic and racial diversity in our communities in addition to improving the health of our housing-vulnerable neighbors by stabilizing their living situations. These zoning reforms will provide long-term but critical structural change to address our housing crisis.

To address the housing crisis in the short term, SB 481/HB 693 provides immediate relief to renters in protecting their rights to have affordable homes, as well as protecting their rights via a tenant's bill of rights. SB 483/HB 599 also provides much needed financial support to affordable housing programs through the establishment of the Maryland Community Investment Corporation, which will help the most vulnerable residents by investing in our low income communities.

We thank the members of the Howard County Delegation for their support of these important bills and the many Howard County organizations and residents who have also spoken in support of this package of bills. Although these bills will not solve our housing affordability crisis, they will put Maryland on the right path to creating a more equitable and just society for all.

SB 483 – Maryland Community Investment Corporation

Uploaded by: PRISCILLA KANIA

Position: FAV



One Park Place | Suite 475 | Annapolis, MD 21401-3475
1-866-542-8163 | Fax: 410-837-0269
aarp.org/md | md@aarp.org | twitter: @aarpm
facebook.com/aarpm

**SB 483 – Maryland Community Investment Corporation - Establishment
Education, Energy and Environment Committee
FAVORABLE
February 22, 2024**

Good afternoon, Chair Feldman and members of the Senate Education, Energy and Environment Committee. I am Priscilla Kania, AARP volunteer lead advocate and resident of Anne Arundel County. AARP Maryland advocates for the more than two million Marylanders age 50 and older in Maryland. We thank you for the opportunity to speak in support of SB 483 Maryland Community Investment Corporation – Establishment. We thank Governor Moore for initiating this important legislation.

SB 483 creates the rights, responsibilities, and function of Maryland Community Investment Corporation. Affordable housing is a priority for AARP due to the high number of older Marylanders on limited and fixed incomes. The recommendations in this legislation would positively impact this population.

In relation to Section 10-1105 (B) (6), might we suggest adding non-profits representing older adults. Since so many older Marylanders would benefit, it would be fitting to have non-profits representing this constituency given a voice.

AARP Maryland is committed to collaborating with you to effectively address Maryland's housing options for older adults. We ask the Committee to issue a favorable report on HB 599.

If you have any questions, please feel free to contact Tammy Bresnahan at tbresnahan@aarp.org or by calling 410-302-8451.

Thank you.



FINAL Written Testimony for Housing Community Deve

Uploaded by: Rev Brent Brown

Position: FAV



WRITTEN TESTIMONY
**THE IMPORTANCE OF FLEXIBILITY FOR
THE STRATEGIC DEMOLITION & SMART GROWTH IMPACT FUND
AS PART OF HB 599 / SB 483**

*Submitted by: BUILD (Baltimoreans United in Leadership Development)
Leslie McMillan (BUILD Co-Chair / HB 599) &
Rev. Cristina Paglinauan (BUILD Executive Team / SB 483)*

BUILD supports the passage of Housing & Community Development Finance Act (HB 599 / SB 483) as part of the Governor's Housing Package because of the transformative impact it can have on addressing vacant and abandoned housing in Baltimore City as well as the impact and flexibility it will provide for other jurisdictions around the state.

Baltimore City is facing a crisis of vacant and abandoned homes. Not only are there more than 13,000 vacant and abandoned buildings. There are 21,000 vacant lots and tens of thousands of houses at significant risk of vacancy because of their proximity to other vacant properties.

This is not a new crisis for Baltimore City. It is a crisis rooted in our city's long history of destructive and racially discriminatory housing policies and practices, including redlining that was pioneered in Baltimore more than a century ago.

In this context, the changes to the Strategic Demolition and Smart Growth Impact Fund in this proposed bill – known more commonly in Baltimore City as Project CORE – will be transformative, especially when they are combined with the proposed investments made in Gov. Moore's budget.

They make Project CORE and similar funds in other parts of the state more flexible so that they can be maximally useful on the ground to act in at-scale and strategic ways.

BUILD's History and Track Record on this issue

BUILD – Baltimoreans United In Leadership Development – is a broad-based, non-partisan coalition of more than 35 religious congregations, non-profits, and schools in Baltimore. Founded in 1977, BUILD has a long, productive track record acting on issues related to housing, jobs, schools, safety, and more. This has included the creation of the nation's first living wage ordinance in Baltimore City and working with the state legislature to invest \$1 billion in rebuilding Baltimore City's aging school infrastructure in recent years. We are part of the Industrial Areas Foundation (IAF), the nation's oldest and largest multi-faith organizing network in the United States.

For 15 years, BUILD has worked in East Baltimore to address vacant and abandoned properties. As part of that work, we created – with other national partners – a non-profit developer called ReBUILD Metro. [ReBUILD Metro has transformed 450 properties into homes in four neighborhoods in East Baltimore](#), representing a collective investment of more than \$120 million – without displacing a single resident.¹ This investment has

¹ In the two neighborhoods where ReBUILD Metro has worked for the longest period of time, we have reduced the vacancy rate to only 7.8%, down from 48%, a decrease of 85%. The population has increased by 45%, compared to a decrease in population citywide. Our work has increased the wealth of nearby homeowners by more than \$50 million, all while the neighborhoods themselves have

also helped reduce the murder rate in the areas where we work by more than half. It has created mixed-income communities with affordable housing at scale.

Our work in East Baltimore has utilized Project CORE funds. And we have seen what could be possible if these funds were made more flexible and if they could be used for debt service or credit enhancements to allow for larger, more focused investments over time.

Flexibility in the Strategic Demolition & Smart Growth Impact Fund is Critically Important to Acting At Scale

Over the last year, BUILD has worked in close partnership with Baltimore City and with the Greater Baltimore Committee to develop a focused and vetted plan to address the crisis of vacant and abandoned housing in Baltimore City at scale. The same values that have driven BUILD's work in East Baltimore are incorporated into this plan.

By acting at scale – which the flexibility to use these funds as debt service or credit enhancements makes possible – more strategic investments can be made to rebuild neighborhood housing markets. This is exactly what we have done in East Baltimore in recent years. This work has increased population in these neighborhoods and more than doubled property tax income for the city and increased population in these neighborhoods during that time.

The key to this success has been a “whole blocks” approach that invests in every vacant property, vacant lot, and at-risk property. This is possible citywide, but only with at-scale and strategic investment over time.

We cannot afford not to act as a state.

A [recent study from Johns Hopkins' 21st Century Cities Initiative by Mary Miller and Mac McComas](#) laid out both the scope and the financial cost of our status quo – more than \$100 million per year in lost tax revenue. [Similar studies](#) have identified \$170 million in potential new, annual revenue to the state if this issue is addressed. Our own, non-partisan analysis – working with Public Financial Management – backs up this return on investment.

But the human costs are even greater. We see every day the immeasurable costs in lives, in spirit, and in hope, as block after block of abandoned lots and boarded-up buildings in our historically disinvested neighborhoods remain neglected.

It should be no surprise that in Oliver and Broadway East today – the neighborhoods where BUILD and ReBUILD Metro have worked the longest – that more than \$50 million in wealth for nearby homeowners has been created and that the homicide rate in these neighborhoods has been cut in half.

By investing in neighborhoods at scale – something made more possible by this act – we can invest in the communities and the people who matter most. We can create a return on investment that puts the State of Maryland on more healthy economic footing for the future.

remained more than 90% Black. We have done this without displacing a single family and ensuring that community-driven, mixed income development is central to that work.

Testimony in support of SB0483.pdf

Uploaded by: Richard KAP Kaplowitz

Position: FAV

SB0483_RichardKaplowitz_FAV
2/21/2024

Richard Keith Kaplowitz
Frederick, MD 21703

TESTIMONY ON SB#/0483 – FAVORABLE

Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

TO: Chair Feldman, Vice Chair Kagan, and members of the Education, Energy and the Environment Committee

FROM: Richard Keith Kaplowitz

My name is Richard K. Kaplowitz. I am a resident of District 3. I am submitting this testimony in support of SB#0483, Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

This bill is a recognition of Governor Moore’s promise that “In Maryland, we leave no one behind”. It serves to create a funding source that will leverage federal and state monies to create sustainable changes in the lower income areas of the state. It will improve the housing and living conditions for residents in those areas in a strategic plan for smart growth. It will remediate problems that can only be solved through demolition and retrenchment that creates a new and healthier environment for communities long neglected.

My Jewish faith tells me in the book of Isaiah 58:7 “Is it not to share your bread with the hungry, and moaning poor you shall bring home; when you see a naked one, you shall clothe him, and from your flesh you shall not hide.” This bill states that Maryland sees and recognizes everyone and wants and understands that we all succeed when all of us succeed.

This bill makes that moral and ethical statement of Maryland’s values for all of its residents.

I respectfully urge this committee to return a favorable report on SB#0483.

Habitat Metro MD Testimony in Support of SB483.pdf

Uploaded by: Sarah Reddinger

Position: FAV

Testimony
Maryland Community Investment Corporation - Establishment
(Housing and Community Development Financing Act of 2024)

Position: Favorable

February 22, 2024

Members of the Education, Energy and the Environment Committee:

My name is Sarah Reddinger and I'm the Vice President of Community Development with Habitat for Humanity Metro Maryland. Habitat Metro Maryland is a nonprofit serving Montgomery and Prince George's Counties that builds, sells, and preserves affordable homeownership in partnership with limited income families. Since its founding in 1982, Habitat Metro Maryland has completed more than 885 projects.

To advance its mission, Habitat combines funding and resources from an array of sources including mortgage payments, private donations, grants, revenues from our ReStores, and state, federal and local government funding.

Because Habitat is focused on homeownership, Habitat is not able to utilize one of the largest federal funding tools for housing, the Low-Income Housing Tax Credit (LIHTC). It is exclusively designed for rental housing. While Habitat and others have long advocated for a federal tax credit program for homeownership, one does not yet exist. That said, Habitat affiliates and other nonprofits across the US have successfully used New Markets Tax Credits (NMTC) for the development of affordable homeownership.

Senate Bill 483 would authorize the creation of the Maryland Community Investment Corporation (MCIC) with the objective that MCIC apply for NMTC funding. The creation of the MCIC has the potential to increase the use of federal NMTC funding in Maryland and could play an important role in increasing affordable homeownership opportunities for lower income families, otherwise locked out of the market.

Homeownership was out of reach for many lower- and middle-income families across Maryland before the pandemic and is even more out of reach now due to increasing home values, interest rates, and property taxes. As you know, homeownership is the primary way that families build wealth in the US and it is imperative and a matter of equity that we play an active role in breaking down barriers to wealth building. In order to provide affordable ownership opportunities we need subsidy tools and NMTCs are one such tool.

Habitat encourages the committee to provide a favorable report as we work collectively to leverage available resources and provide affordable homeownership opportunities in Maryland.

Thank you for your time and consideration.

Sarah Reddinger

Vice President of Community Development
Habitat for Humanity Metro Maryland, Inc.

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